

# RAPPAPORT

## POTOMAC FESTIVAL I Woodbridge, Virginia

Between 1,265 SF & 3,850 SF of Retail Space Available



CONTACT: Alex Shiel | [ashiel@rappaportco.com](mailto:ashiel@rappaportco.com) | 571.382.1224

8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | [rappaportco.com](http://rappaportco.com)

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### POTOMAC FESTIVAL I FACTS-AT-A-GLANCE

- Potomac Festival is a 337,649-square-foot power center
- Potomac Festival I is anchored by Staples, David's Bridal & Everest College
- Excellent location just off I-95 at the intersections of Telegraph Road, Potomac Mills Road and Opitz Boulevard
- High visibility in the heart of the Potomac Mills shopping district
- Great cross shopping opportunity from students of Everest College, Paul Mitchell Schools & Swimkids
- Popular co-tenants include Staples, Paul Mitchell Schools, Sakura & Swimkids



DEMOGRAPHICS (2013)	3 MILES	5 MILES	10 MILES
POPULATION	110,315	215,413	387,231
AVG HH INCOME	\$98,094	\$107,109	\$122,317
EMPLOYEES	36,202	63,289	104,321

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### POTOMAC FESTIVAL I

Space	Sq. Ft.	Tenant Name
1	11,973	Ornery Beer Company
3	10,012	David's Bridal
5	29,761	Savers
6	3,600	Vietnam 75
7	1,075	Perfect Eyebrows
8	9,685	Paul Mitchell Schools
10	2,602	The Natural Grocer
11	1,200	Enterprise Rent-A-Car
12	1,800	Paisano's Pizza
13	1,600	Pro Styl'n
14	1,700	Available
15	2,793	myeye Dr.
16	1,800	Pentagon Federal Credit Union
17	1,800	Nifty Nails
18	2,096	Davidson Beauty Supply
19	9,170	Olde Towne Bicycles
20	26,288	Staples
22	8,640	Laser Quest
23	2,800	212 Degrees Fitness
24	4,256	Xfinity/Comcast
25	10,200	Swimkids Swim School
26	35,402	Everest College
27	3,100	BonChon Chicken
29	3,850	Available
31	3,400	Lifetime Dental
32	3,400	Music & Arts Center
33	3,400	C&W Used Books (Avail. 4/1/16)
34	7,650	SakuraJapanese Steak and Seafood House
37	3,000	Apple Federal Credit Union
38	1,400	Kumon Learning Center
39	1,962	Available
40	5,500	Charbroil Grill
41	8,421	Persona Doctors
42a	4,340	Salon Plaza
42b	1,245	Available
43	3,025	Available
45	7,200	China King Buffet
46	5,794	Beauty 4 U
47	4,600	Mattress Discounters

